

4511 YOAKUM BLVD

HOUSTON, TX
±8,060 SF Office Building



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Yoakum Blvd.



Montrose Blvd.

UNIVERSITY OF
ST. THOMAS
HOUSTON

BCN
TASTE & TRADITION

Richmond Ave.

THE
PIT ROOM

CANDENTE
HANDCRAFTED TEX-MEX

FIORI
RISTORANTE ITALIANO

Graustark St.

Yoakum Blvd.

Montrose Blvd.

日本
nippon
sushi



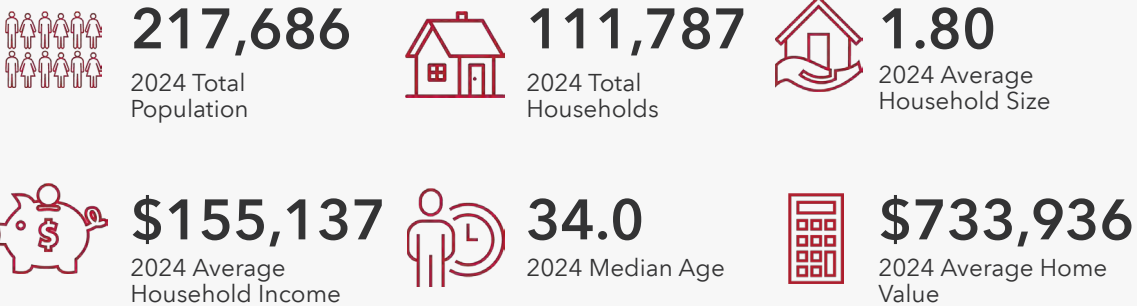
INTERSTATE
59

69

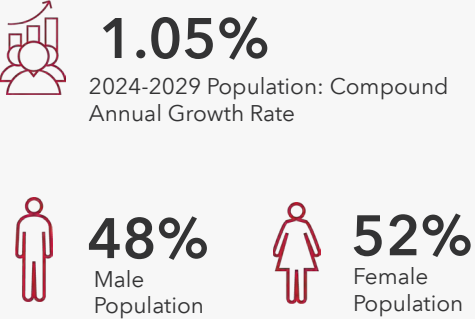
DEMOGRAPHICS

3 MILES

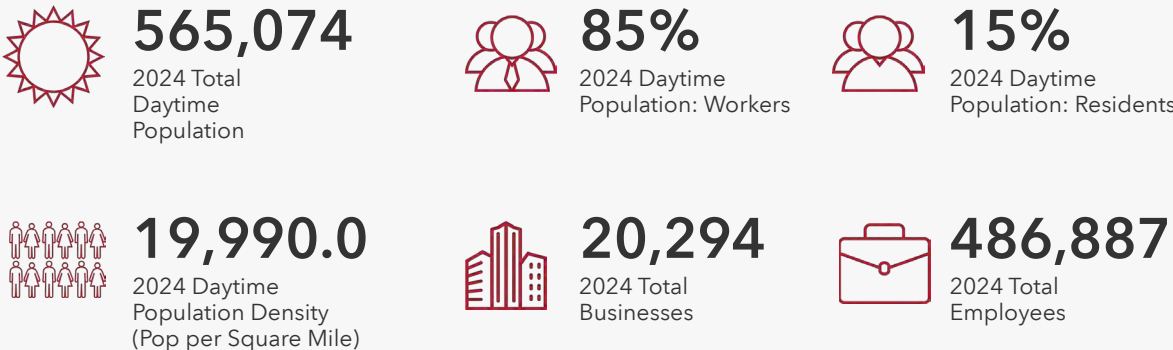
HOUSEHOLDS



POPULATION

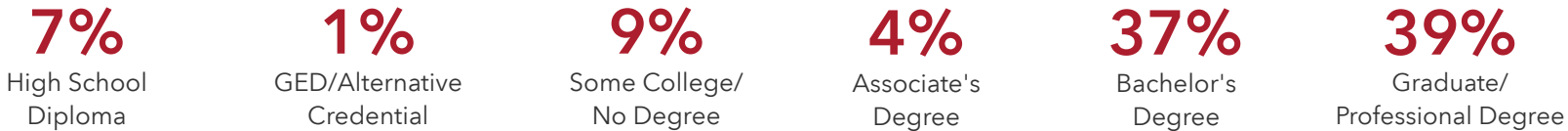


EMPLOYMENT

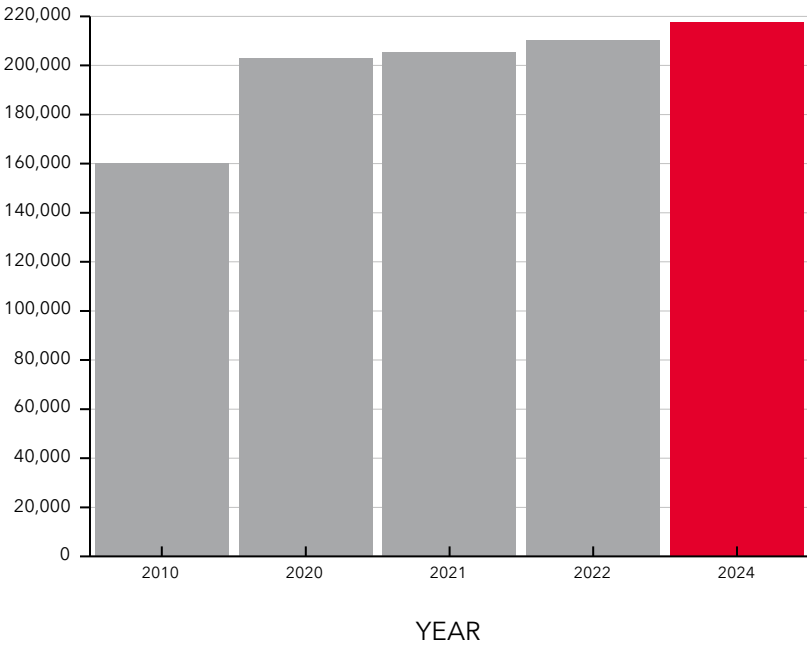


3 miles

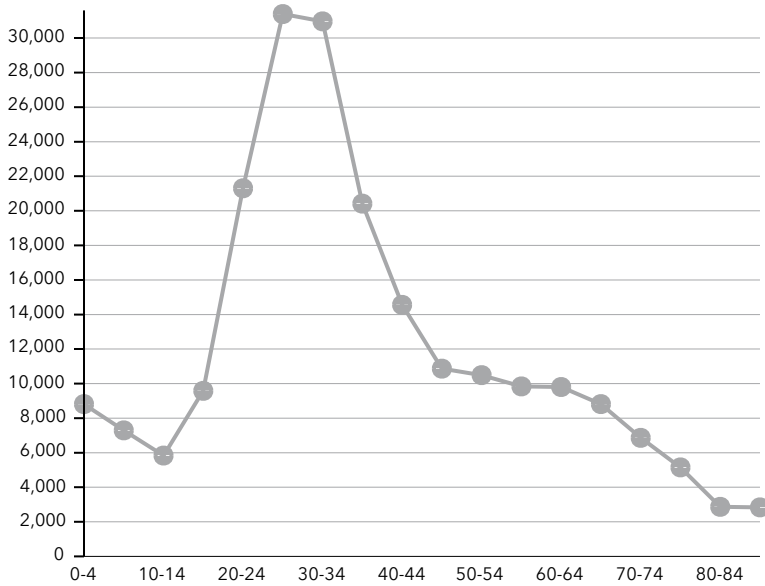
EDUCATIONAL ATTAINMENT



POPULATION TIME SERIES 2010-2024



POPULATION BY AGE GROUP



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Constructed in 2011, this 2-story office building with high end decorator finishes is situated in the heart of Montrose. The location offers easy access to I-59, 288, and 610, ensuring convenient connectivity to all major interstates. The Property is located on one of the oldest streets in the area, a cul-de-sac lined with beautiful old oak trees.

- Current Owner is a tenant for the 2nd floor of the building and may consider continuing to lease space or vacate. Building is set up to support multiple tenants
- Located minutes from Downtown, Med Center and River Oaks and nestled in the Montrose area blocks from the University of St Thomas
- Total of 19 regular parking spaces and 2 handicap spaces split between the front and back of property. Additional street parking is also available
- Building is ADA compliant
- **Contact Brokers for Pricing**

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